

City of Lemon Grove  
City Council  
**NOTICE OF PUBLIC HEARING**

Notice Date: March 15, 2018

**NOTICE IS HEREBY GIVEN THAT** the City Council of the City of Lemon Grove will hold a Public Hearing on Tuesday, April 17, 2018, at 6:00 p.m. in the Lemon Grove Community Center, 3146 School Lane, Lemon Grove, CA 91945, to consider:

**Downtown Specific Plan (DSP):** A request to amend and comprehensively expand and update the City of Lemon Grove's 2005 Downtown Village Specific Plan. The DSP includes an expansion of the specific plan area within City limits from Massachusetts Avenue to the west, Highway 94 to the north, Washington Street to the east and Lincoln Street to the south (approximate). The DSP area consists of approximately 214 acres, inclusive of the original DVSP boundaries. The DSP will serve as a regulatory document that defines and regulates Downtown Lemon Grove's density, land use designation, development, design, circulation and growth. This General Plan Amendment GPA-180-0001 quadruples the size of Special Treatment Area (STA) 1, expands STA V (Automotive Sales District) and eliminates STA III (Regional Commercial). The DSP seeks to leverage development opportunities near the City's transit stations and energize the downtown. Goals related to economic development, place making and mobility also aim to improve the City's public spaces, parks and streets and attract land uses ideal for families and professionals. The Specific Plan includes a variety of zoning districts, each with its own vision and set of land use and design regulations intended to emphasize the character of existing downtown neighborhoods. A new Art District and a Historic District are proposed. Outdoor live music, events and activities will be a part. In many instances, the Specific Plan incorporates increased densities and intensities up to five stories high and up to 90 dwelling units/acre in areas currently zoned for two stories maximum and support a pedestrian oriented multi-modal circulation network to spur growth and development. Under the DSP, approximately 3,000 new dwelling units and 100 new acres in floor area of commercial, industrial, hotel and office space are anticipated at build out. These Specific Plan requirements supersede the requirements of the City's Zoning Ordinance in Title 17 of the Municipal Code. If there is a conflict between the regulations in the City's Municipal Code and the DSP, the regulations in the DSP shall prevail. Additional project details may be found at the DSP website (<http://www.tinyurl.com/DVSPE>). The Draft DSP will be available for public review on the website on April 3, 2018. The MND will be available for public review on the website on March 15, 2018. Applicant: City of Lemon Grove. Staff assigned: Mike Viglione.

At said hearing; any interested person may appear and be heard. In accordance with Article 6 of the CEQA Guidelines, a Notice of Intent to Adopt a Mitigated Negative Declaration for this project has been filed with the County Clerk and the Notice and Draft Mitigated Negative Declaration of Environmental Impact are available for public review in the Office of the Development Services Department. Written comments regarding the adequacy of the Mitigated Negative Declaration or the project must be submitted to the City of Lemon Grove Development Services Department by April 14, 2018. Questions regarding the draft Mitigated Negative Declaration, the Project, or this hearing may be addressed to the assigned staff member at Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA 91945, or at (619) 825-3812 weekdays, 7:00 am – 6:00 pm. City Hall is closed every Friday.

In compliance with the Americans with Disabilities Act (ADA), the City will provide special accommodations for persons who require assistance to access, attend, and/or participate in meetings of the City Council. If you require such assistance, please contact the Development Services Department at (619) 825-3800 prior to the scheduled meeting.